



NOTICE OF PREPARATION

TO: Distribution List Attached	FROM: City of Mountain View Community Development Department 500 Castro Street Post Office Box 7540 Mountain View, CA 94039-7540 ATTN: Ms. Lynnne Melena, Senior Planner
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Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Mountain View will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for a proposed residential development at 100 Mayfield Avenue as described briefly below and in the attachments to this notice. The City of Palo Alto will be a responsible agency for this EIR. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. The project description, location, and the potential environmental effects are contained in the attached materials.

Due to time limits mandated by State law, your response must be sent to the City of Mountain View at the earliest possible date but not later than 30 days after receipt of this notice. Please respond to Ms. Lynnne Melena at the address shown above. We will need the name and telephone number for the contact person in your agency.

Project Title: 100 Mayfield Avenue Residential Redevelopment Proposal

Project Applicant: Toll Brothers

Project Description (brief):

The City of Mountain View has received an application from Toll Brothers, Inc., to redevelop an approximately 27-acre site, at the intersection of Central Expressway and San Antonio Road with about 631 housing units. Most of the site is in Mountain View (about 22 acres) and the remainder is in Palo Alto (about 5 acres). Toll Brothers has applied for General Plan and zoning changes in Mountain View for conversion from industrial to residential and will also seek a Planned Community Permit for residential development. In Palo Alto, the property is zoned for residential and Toll will seek Architectural Review Board approval for residential development. The EIR will also evaluate a Single-Family/Multiple Family Mix alternative (365 to 425 housing units and 6,500 square feet of retail space) and a Multi-Family Focus alternative (810 housing units), as well as the "No Project" alternative development scenario allowed by the existing Precise Plan.

DATE: April 1, 2005	Signature:
	Title: Senior Planner
	Telephone: (650) 903-6306

PROJECT LOCATION

The proposed project is located at the northeast corner of the intersection of Central Expressway and San Antonio Road Alto. Most of the site, approximately 21 gross acres, is in Mountain View and the remaining approximately five gross acres is in Palo Alto. The project site currently uses the address of 100 Mayfield Avenue in Mountain View. See Figure 1.

ENVIRONMENTAL SETTING

The approximately 27-acre site is divided among nine parcels, with five of them in Mountain View and four in Palo Alto. Mayfield Avenue crosses the Mountain View portion of the site in a north-south direction and connects to Whitney Drive. Nita Avenue extends east-west from San Antonio Road in Palo Alto to Nita Avenue in Mountain View. The site was developed in 1966 as the Mayfield Mall shopping center. It operated as a shopping center until the early 1980s when Hewlett-Packard (HP) acquired the property and converted the buildings to offices. In 2003, HP vacated the site. Structures on the site include two connected two- to three-story buildings and a single-deck parking structure west of Mayfield Avenue, and a smaller one-story building east of Mayfield. The office buildings total 520,000 square feet. The remainder of the site is used for surface parking and landscaping and has almost 700 trees. There is a large metal sculpture on the Central Expressway side of the building.

The site abuts a single-family neighborhood in Mountain View on its north and east sides and a condominium development in Palo Alto also on the north side. Across Central Expressway to the south, there is a mixed residential community and the San Antonio Caltrain Station. Across San Antonio Road to the west, there is a condominium development and a single-family neighborhood. See Figure 2.

PROJECT DESCRIPTION

The EIR will evaluate Toll Brothers' proposed project and three alternatives to the project, including the No Project Alternative, which is build-out under the existing Precise Plan.. The project and alternatives each consider a range of residential types, with one alternative also considering retail space.

THE PROPOSED PROJECT

Toll Brothers' proposed project would redevelop the site with an integrated residential neighborhood, featuring a mix of for-sale housing types from small-lot single-family homes to condominium units located in three-, four- and five-story buildings. The proposed project also includes a privately-owned clubhouse and recreation facility, public park and open space areas, and associated circulation and utility infrastructure in both the cities of Mountain View and Palo Alto. Toll Brothers is proposing approximately 631 new homes with approximately 530 in Mountain View and 101 in Palo Alto.

As shown in the diagram (Figure 3), the edges of the site closest to the existing neighborhood would be predominantly small-lot single-family homes. The interior sections would include areas

of three-, four- and five-story condominium buildings with three stories directly adjacent to or across the street from the proposed small-lot single-family.

The following table summarizes the housing unit types and uses, and approximate unit counts for each of the areas in Toll Brothers' proposed project:

Table 1
Toll Brothers Proposed Project
Number and Type of Units

Area	Number and Type of Units
Area 1	About 50 small-lot single-family houses
Area 2	About 200 multi-family units (3 to 5 stories)
Area 3	About 140 multi-family units (3 stories)
Area 4	About 140 multi-family units (3 to 5 stories)
Total Mountain View	530 housing units (Maximum)
Area 5 (Palo Alto)	About 100 multi-family units (3 stories)
Total Site	631 Units (Maximum)

Other Site Characteristics

Public Park Land In Mountain View	<ul style="list-style-type: none"> • 3.2 acres divided into two similarly-sized parks in Areas 2 and 3
Street Alignments	<ul style="list-style-type: none"> • Re-alignment of Mayfield Avenue • New street connecting Whitney Drive in Mountain View to Nita Avenue in Palo Alto • Nita Avenue realigned from signalized intersection at San Antonio to connection with Whitney Drive • Existing underpass beneath San Antonio Road retained • Intersection of Nita Avenue and San Antonio Road may be relocated

ALTERNATIVES TO THE PROJECT

Alternative 1 – Mix of Single-Family and Multi-Family

Alternative 1 would create an integrated residential neighborhood with a broad mix of housing types, ranging from single-family houses to four- or five-story multi-family buildings. (See Figure 4.) The densities and heights on the Mountain View portion of the site would gradually increase from single-family houses next to the existing single-family neighborhood to higher densities and taller buildings closer to Central Expressway. The Palo Alto portion of the site, which is adjacent to San Antonio Road, would also be single-family houses.

The single-family houses on the edges of the site (Area 1) would be like the adjacent homes (similar lot sizes, setbacks and height limits). The middle sections (Areas 2 and 3) would transition from small-lot single-family across from the proposed single-family to a combination of townhouses and rowhouses. The sections closest to Central Expressway would be either multi-family buildings with a maximum height of four stories (Alternative 2A) or multi-family buildings with a maximum of five stories (Alternative 2B). Under Alternative 2C, there would be about 6,500 square feet of retail service space.

Table 2
Alternative 1—Mix of Single-Family and Multi-Family
Number and Type of Units

Area	Number and Type of Units
Area 1	About 30 single-family units
Area 2	About 45 small-lot single-family, townhouse and rowhouse units.
Area 3	About 40 to 50 small-lot single-family, townhouse and rowhouse units. 6,500 sq. ft retail
Area 4	About 240 multi-family units (3 to 4 stories) to 300 multi-family units (3 to 5 stories)
Areas 1 - 4 (Mountain View)	From 365 to 425 units (Maximum)
Area 5 (Palo Alto)	30 single-family units (Maximum)
Total Site	From 395 to 455 units (Maximum) 6,500 sq. ft. retail

Table 2 (cont.)
Alternative 1—Mix of Single-Family and Multi-Family
Other Project Characteristics

Public park acreage (Mountain View)	2.3 to 2.5 acres divided between two similarly-sized parks located in Areas 2 and 3
Street Alignments	<ul style="list-style-type: none"> • Mayfield Avenue realigned to incorporate a curve • New street connecting Whitney Drive in Mountain View to Nita Avenue in Palo Alto • Nita Avenue realigned from signalized intersection at San Antonio to connection with Whitney Drive • No change to location of intersection of San Antonio Road and Nita Avenue • Existing underpass beneath San Antonio Road retained

Alternative 2—Multi-Family Focus

Alternative 2 is primarily multi-story, multi-family buildings with rowhouses along the edges closest to the existing single-family houses (Area 1). The multi-family buildings would range from three stories in Area 3 and in Area 5 (Palo Alto) to three-, four- and five-story buildings in Areas 2 and 4. See Figure 5.

Table 3
Alternative 2—Multi-Family Focus
Number and Type of Units

Area	Number and Type of Units
Area 1	About 60 rowhouses
Areas 2	About 270 multi-family units (3 to 5 stories)
Area 3	About 310 multi-family units (3 stories)
Area 4	About 70 multi-family units (3 to 5 stories)
Areas 1 – 4 (Mountain View)	Maximum 710 units
Area 5 (Palo Alto)	Maximum 130 multi-family units (3 stories)
Total Site	840 units (Maximum)

Other Project Characteristics

Public park acreage (Mountain View)	4.3 acres divided between two similarly-sized parks in Areas 2 and 3
Street Alignments	<ul style="list-style-type: none"> • Mayfield Avenue realigned to incorporate a curve • New street connecting Whitney Drive in Mountain View to Nita Avenue in Palo Alto • Nita Avenue realigned from signalized intersection at San Antonio to connection with Whitney Drive • Intersection of Nita Avenue and San Antonio Road moved about 50 feet to the south • Existing underpass beneath San Antonio Road retained

Alternative 3 – No Project Alternative

The No Project Alternative will consider continuation of uses and potential for additional floor area allowed under the Precise Plan and under the LM zoning in Palo Alto. It assumes no changes to street alignments.

Table 4
No Project Alternative

Area	Uses and Floor Area
Mountain View	650,000 sq. ft. of offices and research and development
Palo Alto	72,300 sq. ft. of offices and research and development space
Total Site	722,300 sq. ft.

DISCRETIONARY APPROVALS

The proposed project will be subject to review and approval according to the regulatory approval processes in the cities of Mountain View and Palo Alto.

Mountain View Approvals

General Plan Land Use Map Amendment. The site is designated Industrial Park (west of Mayfield Avenue) and Office (east of Mayfield Avenue). Implementation of the proposed project would require approval of a General Plan Land Use Map amendment to Medium-Density Residential.

Mayfield Mall Precise Plan Amendments. The Mayfield Mall Precise Plan establishes the zoning for the area, including development objectives, allowed uses, development standards and guidelines. The project will require substantial revisions to the existing Precise Plan, which presently allows only offices, research and development and light industrial uses. The development standards would generally be consistent with Mountain View's R1 (single-family) and R3 (multiple-family) standards and with Mountain View's special standards and guidelines for small-lot single-family, townhouses and rowhouse units. However, consistent with other Mountain View Precise Plans, there will likely be special development standards for this area. An example of a special development standard would be appropriate height limits for four- and five-story buildings, which are not allowed in the R3 zone district.

Development Project Approval. A Planned Community Permit, a subdivision for for-sale housing and Heritage Tree Removal permits would be required for approval of a specific development project.

Palo Alto Approvals

Comprehensive Plan. The site is designated with two separate land use designations, as indicated on the Land Use and Circulation Map of the Palo Alto Comprehensive Plan: Multiple Family Residential and Research/Office Park. Residential development is allowed under both designations, and no Comprehensive Plan amendments would be required.

Zoning. The site is zoned with two separate zone districts as indicated on the zoning map: LM (Limited Industrial/Research Park) (most of the site) and RM-30 (Medium Density Multiple-Family Residence). Residential development is allowed under both designations consistent with Palo Alto's RM-30 zoning regulations.

Development Project Approval. A Major Architectural Review Board permit and a subdivision map, for for-sale housing, would be required for approval of a specific development project that is consistent with the RM-30 zoning.

PROBABLE ENVIRONMENTAL EFFECTS

Based on a preliminary review of the proposal, it is anticipated the proposed project may have environmental effects on the following topics:

Aesthetics	Hydrology & Water Quality
Air Quality	Land Use & Planning
Biological Resources	Noise
Cultural Resources	Population & Housing
Geology & Soils	Public Services
Hazards & Hazardous Materials	Recreation
Transportation	Utilities & Service Systems

ENVIRONMENTAL EFFECTS NOT LIKELY TO REQUIRE FURTHER ANALYSIS

Agriculture
Mineral Resources

Distribution List

Responsible Agencies sent a copy of this document (Check all that apply):

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| <input checked="" type="checkbox"/> Santa Clara County Clerk | <input checked="" type="checkbox"/> Env Health Services | <input type="checkbox"/> San Francisco Water Department |
| <input checked="" type="checkbox"/> State Clearing House | <input checked="" type="checkbox"/> Foothill Disposal | <input checked="" type="checkbox"/> Santa Clara County Roads/Airports |
| <input checked="" type="checkbox"/> ABAG | <input checked="" type="checkbox"/> MTC | <input checked="" type="checkbox"/> SCVWD |
| <input checked="" type="checkbox"/> BAAQMD | <input checked="" type="checkbox"/> Pac Bell | <input checked="" type="checkbox"/> Caltrain JPB |
| <input checked="" type="checkbox"/> CalTrans District 4 | <input checked="" type="checkbox"/> PG&E | <input checked="" type="checkbox"/> U.S. Fish and Wildlife |
| <input checked="" type="checkbox"/> Dept Fish & Game | <input checked="" type="checkbox"/> PARWQCP | <input type="checkbox"/> USDA Soil Conservation |
| <input type="checkbox"/> Division of Forestry | <input checked="" type="checkbox"/> RWQCB S.F. | <input checked="" type="checkbox"/> Valley Transportation Authority |
| <input type="checkbox"/> Other (Please Specify): _____ | | |

School Districts

- ☒ Palo Alto Unified School District
- ☒ Mtn View/Los Altos Union High School District
- ☒ Mtn View/Whisman Elementary School District
- ☒ Foothill-De-Anza Community College District

Neighboring Jurisdictions/Libraries

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> City of Palo Alto | <input checked="" type="checkbox"/> County of Santa Clara | <input type="checkbox"/> City of Sunnyvale |
| <input checked="" type="checkbox"/> City of Los Altos | <input type="checkbox"/> City of Fremont | <input checked="" type="checkbox"/> Mtn. View Library |
| <input checked="" type="checkbox"/> Palo Alto Library | | |

Mtn View-Whisman Elementary
School District
750 San Pierre Way, Suite A
Mountain View, CA 94043

City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086

Mitchell Park Library
3700 Middlefield Road
Palo Alto, CA 94306

Dept. of Toxic Substance Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2721

Santa Clara County Roads &
Airports Dept.
101 Skyport Drive
San Jose, CA 95110

Palo Alto Regional Water Quality
Control Plant
2501 Embarcadero Way
Palo Alto, CA 94303

Valley Transportation Authority
3331 North First Street
San Jose, CA 95134-1906

Santa Clara County Planning & Development
Attn: Michael M. Lopez, Chief of Planning
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

Mtn View/Los Altos Union
High School District
1299 Bryant Avenue
Mountain View, CA 94040

City of Palo Alto
Civic Center
250 Hamilton Avenue
Palo Alto, CA 94301

Foothill Disposal
650 Martin Avenue
Santa Clara, CA 95050

CDFG
Central Coast Region
P. O. Box 47
Yountville, CA 94599

U.S. Fish & Wildlife Service
3310 El Camino Avenue, Suite 130
Sacramento, CA 95821-6340

Pacific Bell
3475-B North First Street
San Jose, CA 95134

Clerk of Santa Clara County
70 West Hedding
San Jose, CA 95110

Mountain View Public Library
585 Franklin Street
Mountain View, CA 94041

Foothill-DeAnza Community
College District
12345 El Monte Road
Los Altos Hills, CA 94022-4

Palo Alto Main Library
1213 Newell Road
Palo Alto, CA 94303

Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102-32

EPA Region 9
Office of Regional Counsel
75 Hawthorn Lane
San Francisco, CA 94105

California Water Quality
Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Pacific Gas & Electric Co.
111 Almaden Boulevard
San Jose, CA 95115

City of Los Altos
Attn: Curtis Banks
One North San Antonio Road
Los Altos, CA 94022

Palo Alto Unified School District
Mr. Robert F. Golton,
Associate Supt. For Bus. Svcs.
Business Services
25 Churchill Avenue
Palo Alto, CA 94306

CALTRANS
Department of Transportation
District 4
P. O. Box 23660
Oakland, CA 94623-0660

Bay Area Air Quality Management
District
Mr. Ronald C. Raimondi, Finance Manager
939 Ellis Street
San Francisco, CA 94109

State of California
State Clearinghouse (15 copies)
P. O. Box 3044
Sacramento, CA 945812-3044

ABAG
101 – 8th Street
Oakland, CA 94604-2050

Santa Clara Valley Water
District
Attn: Community Projects
5750 Almaden Expressway
San Jose, CA 95118

Metropolitan Transportation
Commission
101 – 8th Street
Oakland, CA 94604-2050